HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Gatineau[1]

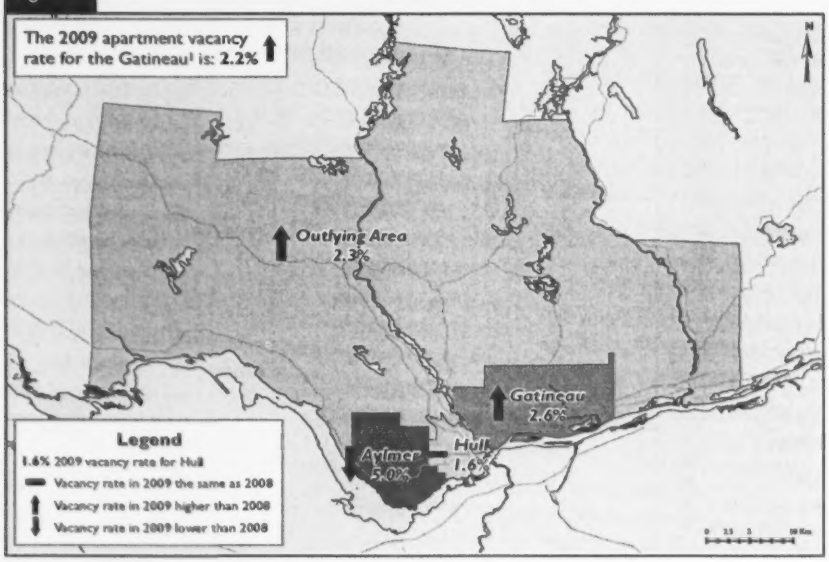
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights - Gatineau

- After having tightened for two years, the market in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA) eased slightly, as the vacancy rate posted a small increase from 1.9 per cent in October 2008 to 2.2 per cent in October 2009.
- The average rent for private rental apartments reached $669 per month this past fall, compared to $653 in October 2008.
- While Aylmer was the only sector to have registered a decrease in its vacancy rate, this rate (5 per cent) was still the highest in the metropolitan area.

Figure 1


The 2009 apartment vacancy rate for the Gatineau[1] is: 2.2%
N
Outlying Area 2.3%
Gatineau 2.6%
Hull 1.6%
Aylmer 5.0%
Legend
1.6% 2009 vacancy rate for Hull
Vacancy rate in 2009 the same as 2008
Vacancy rate in 2009 higher than 2008
Vacancy rate in 2009 lower than 2008

[1]Quebec part of Ottawa-Gatineau CMA

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Notice to readers: Since 2008, rental apartment structures serving senior clients exclusively have been excluded from the survey. For more information, see the Technical Notes section at the end of the report.

Vacancy rate rises

According to the results of the latest CMHC Rental Market Survey, the rental housing vacancy rate in the Quebec part of the Ottawa-Gatineau CMA reached 2.2 per cent in October 2009, up by 0.3 of a percentage point over a year earlier. The rental market therefore eased but still remained relatively tight. The proportion of vacant units in the metropolitan area was in fact slightly lower than the average for Quebec overall (2.3 per cent). The relative stability of the vacancy rate in the Gatineau area was attributable to the fact that the continued homeownership trend was counterbalanced by strong migration.

Gatineau was not the only area where the rental market showed little change, however, as this was also the case in the Montréal, Québec and Saguenay CMAs. On the other hand, conditions eased in Sherbrooke and Trois-Rivières, two areas where the job losses among young people slowed the rate of household formation. Lastly, in the Ontario part of the Ottawa-Gatineau CMA, the proportion of vacant units remained below the level recorded in Gatineau, rising from 1.4 per cent in October 2008 to 1.5 per cent a year later.

The small rise in the vacancy rate recorded in the Gatineau area was due in part to the job losses that occurred over the past year. Following a particularly good year for job creation in 2008, with an annual gain of more than 5 per cent, the first ten months of 2009 were marked by the elimination of some 5,000 positions compared to the average level for 2008. As is often the case in difficult economic times, the youngest workers sustained the greatest losses, with the average number of jobs among people aged from 15 to 24 years falling by about 4,000 between 2008 and 2009. The slightly tougher labour market conditions therefore limited household formation in this age group and removed some pressure on rental housing demand.

The homeownership trend also contributed to the increase in the vacancy rate in 2009. Despite the economic uncertainties that prevailed at the beginning of the year, the low mortgage rates and the contribution of the public service to the regional economy helped maintain housing starts at high levels. As well, the Gatineau area saw the construction of record numbers of row homes, semi-detached houses and condominium apartments—all housing types that are more affordable than single-detached homes and often preferred by renters accessing homeownership.

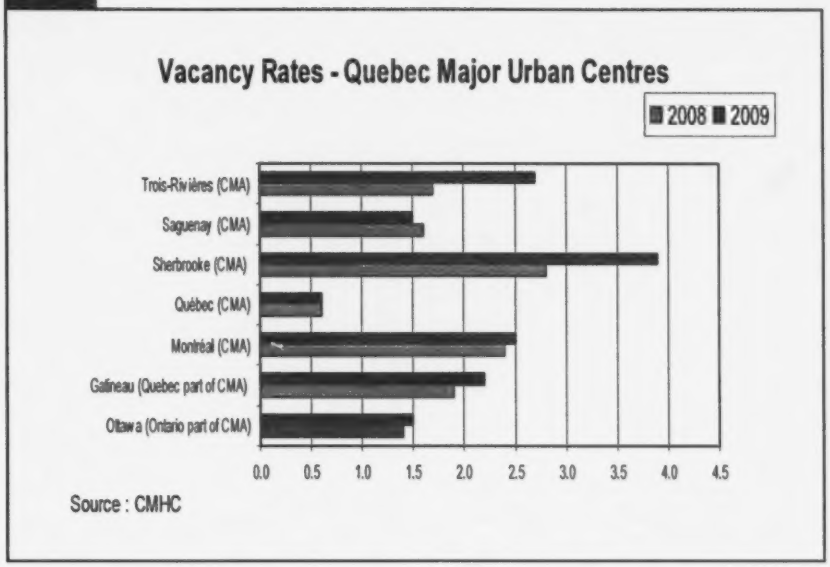
However, migration limited the easing of the rental market. In fact, the latest migration data released by Statistics Canada revealed that, between 2007 and 2008, there were 2,800 more in-migrants than out-migrants. It should be specified that, just like in previous years, it was the international component of net migration that contributed the most to the demand for rental housing. During this period, more than 1,000 new residents came from abroad. This trend likely continued in 2008/2009.

Aylmer vacancy rate still high

Just like the overall metropolitan area, the Aylmer sector did not register a significant change in its vacancy rate compared to October 2008. It should be noted that Aylmer was the sector with the highest proportion of unoccupied apartments in the Gatineau area. In fact, 5 per cent of the apartments there did not have occupants this past fall, compared to 5.2 per cent a year earlier. In the other sectors, the vacancy rates all varied within a narrow range from 1.6 per cent to 2.6 per cent. The difference between these rates and the rate in Aylmer was likely due, first, to the higher rents in this sector and, second, to the steady homeownership trend there. In fact, Aylmer registered the largest volume of homeowner housing starts in the area. A number of renters who already lived in this sector certainly contributed to the surge in property sales there and to the fact that Aylmer once again had the highest proportion of vacant rental units in the metropolitan area.

In Hull, which has more than half of all the rental housing units in the Gatineau area, the vacancy rate remained unchanged, at 1.6 per cent, in October 2009. The popularity of this sector is attributable to its proximity to Canada's capital and to the presence of institutions of higher learning. Despite the job losses observed among young people since the fall of 2008, which may have caused some not to renew their leases in July, the increase in student enrolment at the Cégep de l'Outaouais and the Université du Québec en Outaouais seems to have helped landlords rent out their available units. In fact, enrolment at these two institutions rose again this past fall. The gain was 3.3 per cent at the Université du Québec en Outaouais while, at the Cégep de l'Outaouais, enrolment reached a record level, mainly thanks to the recent addition of new health programs.

Figure 2



In the Gatineau sector, the proportion of vacant apartments reached 2.6 per cent in October 2009, up from 1.7 per cent in October 2008. Market conditions also eased in the outlying area, where the percentage of unoccupied units rose from 1.3 per cent in the fall of 2008 to 2.3 per cent this past fall. The arrival of many apartments in these sectors during the last year increased the supply of units. In fact, 87 rental dwellings were added in the outlying area between July 2008 and June 2009, compared to 16 the year before. The continued homeownership trend also caused some rental housing units to be vacated, a number of which were still unoccupied in October 2009.

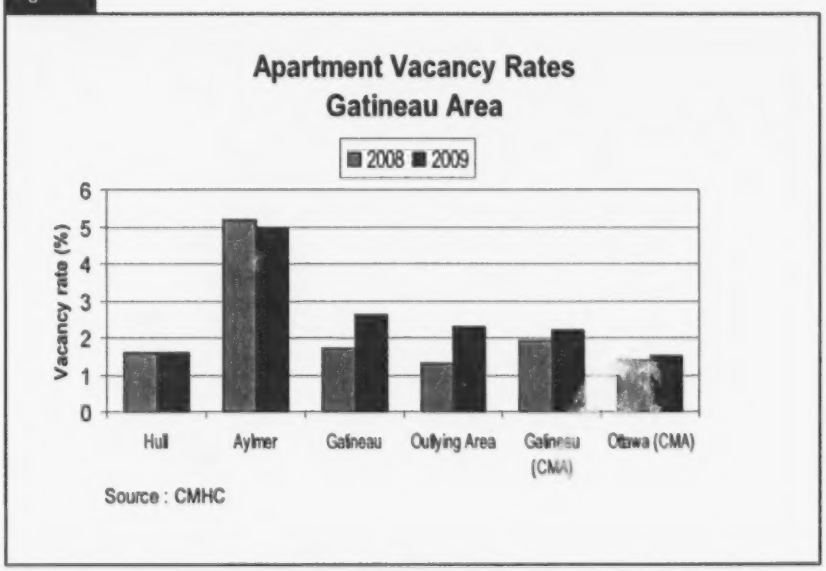
Rents post stronger increase in 2009

With the rental market having remained tight this year, rents continued to rise. The estimated change in the average apartment rent[1] was 2.4 per cent between October 2008 and October 2009. The most marked hike was observed in the bachelor apartment category (+3.7 per cent). In the case of two-bedroom units, which account for more than half of the apartments in the Quebec part of the CMA, the increase in the average rent was the same as for all apartment types combined (+2.4 per cent).

In 2009, the average rent in the Gatineau metropolitan area reached $669 per month, and the averages varied little from one sector to another. Hull ($674) and Gatineau ($670) were the sectors were the average rents were the closest to the regional average. While the rents in Aylmer hardly moved compared to last year, with an estimated change in the average rent of 0.6 per cent, they remained the most expensive, averaging at $719. As well, Aylmer had the highest vacancy rate, which eased the upward pressure on rents. Lastly, the outlying area had the most affordable rental apartments, with rents hovering around $552, on average.

While the rents varied little among the sectors of the Gatineau area, the difference with the average rent observed in the Ontario part of the Ottawa-Gatineau CMA remained significant, at nearly $260

Figure 3



[1] To compare data year-over-year, CMHC has been using a measure that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys, therefore providing a better indication of the change in rents charged in existing structures.

per month, on average. In addition, the gap between the two sides has continued to widen, with the rents rising more rapidly in Ottawa. According to the estimates, the rents were up by 3.2 per cent in October 2009 on the Ontario side, compared to 2.4 per cent in Gatineau. The faster rise in rents in Ottawa may be explained by the tighter rental market conditions, especially for bachelor units and apartments with one or two bedrooms, and the higher tenant turnover there. In fact, even if Ottawa had a lower vacancy rate than Gatineau (by 0.7 of a point), the availability rate reached 3.5 per cent on the Ontario side in October 2009, versus 2.7 per cent in the Quebec part of the CMA.

In addition, the gap observed between the average rents on either side of the CMA remained significant, regardless of the size of the apartments. In Ottawa, bachelor units cost on average $177 more to rent than in Gatineau. By comparison, the gaps were $338 in the case of two-bedroom apartments and $468 for units with three or more bedrooms.

In 2009, in Gatineau area, renters had to pay $100 more for each additional bedroom, as the average rents were $590 for one-bedroom apartments, $690 for two-bedroom apartments and $791 for units with three or more bedrooms. This difference of about $100 was reflected in all sectors, except in the outlying area, where the average rent gap between two-bedroom units and apartments with three or more bedrooms attained $164.

Larger apartments appear scarce

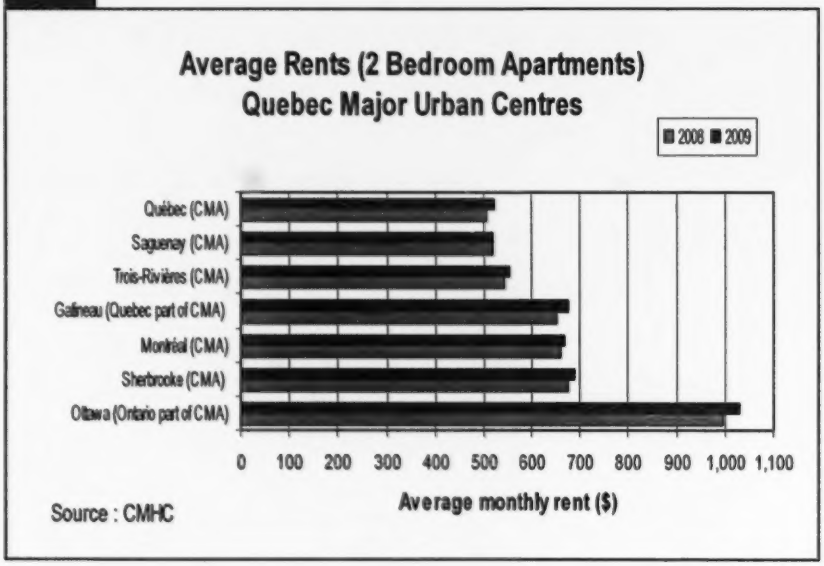
Still according to the survey results, apartments with three or more bedrooms were apparently the most difficult to find in the Gatineau area, as the vacancy rate for units of this type reached 1.6 per cent in October 2009, compared to 1.7 per cent in October 2008. Apartments in this category are better suited to the needs of families or people sharing accommodations, so they are less affected by fluctuations in youth employment. Conversely, the vacancy rate for bachelor apartments was the highest in the area this past October (3.2 per cent). As has been the case for two years now, Aylmer was the sector with the greatest proportion of vacant bachelor apartments. From over 11 per cent in October 2008, this proportion fell slightly, reaching 9.7 per cent this past October.

Two-bedroom apartments were the market segment that eased the most significantly this past fall, with a vacancy rate that rose to 2.4 per cent, from 1.8 per cent a year earlier. As these units account for nearly 55 per cent of the rental housing universe in the Gatineau area, the proportional decrease in demand for apartments of this type considerably contributed to the easing of the market in 2009. As for Aylmer, this sector again had the largest proportion of vacant apartments. In the case of two-bedroom units, this proportion reached 4.6 per cent in October 2009. As well, it was in Aylmer that the rents registered the smallest increase, with an estimated change in the average rent of 0.7 per cent. The situation was no better for one-bedroom apartments, as close to 6 per cent of them were vacant this past fall.

Conditions ease for newer units

The low mortgage rates facilitated homeownership over the past year, so they likely had an impact on the most expensive rental apartments, that is, units with rents closest to a monthly mortgage payment. And, given that the newest dwellings generally have

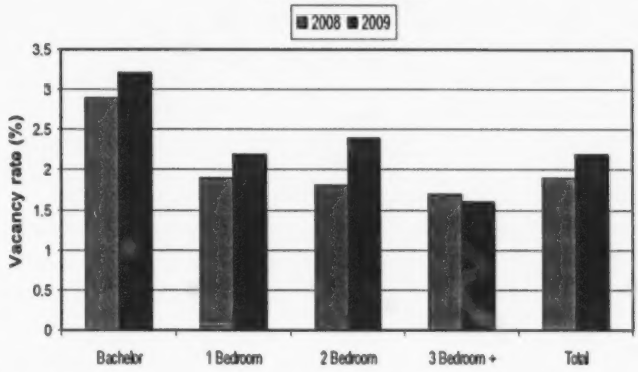
Figure 4



the highest rents on the market, the vacancy rate for apartments built in the year 2000 or later increased this year, reaching 1.9 per cent in October 2009, compared to 0.7 per cent a year earlier.

However, units in structures built before 1960 recorded the greatest vacancy rate increase over the past year, even if they had the lowest rents in the area (about $105 lower than the average). In fact, the proportion of unoccupied units in such buildings rose from 0.4 per cent in October 2008 to 3.8 per cent this past fall. In the case of structures built from 20 to 35 years ago, the percentage of vacant units also went up, reaching 2.7 per cent in October 2009.

Figure 5



Source : CMHC

Units in smaller structures harder to rent this year

The higher vacancy rate in the area was particularly apparent in the category of apartments contained in buildings with 3 to 5 units, for which the proportion of vacant dwellings rose by 2.5 percentage points and reached 3.5 per cent in October 2009. The easing of the market for smaller buildings was notably observed in the case of one-bedroom and two-bedroom apartments, even though the rents charged in these structures were among the lowest in the metropolitan area.

In buildings with 50 or more units, vacant apartments, particularly units with three or more bedrooms, became scarcer. In fact, the vacancy rates fell from 6 per cent to 3.7 per cent in projects with 50 to 99 units and from 3.3 per cent to 0.7 per cent structures with 100 or more units. The tighter conditions affecting buildings in this last category were noted only in Aylmer.

Market eases for units in upper rent ranges

Apartments commanding the highest rents registered the strongest vacancy rate increase in October 2009, as the proportion of unoccupied units with rents from $700 to $899 went up to 1.9 per cent, from 1.0 per cent a year earlier. Despite this hike, these apartments still had the lowest vacancy rate among all the rent ranges. It should be pointed out that the increase in the percentage of vacant units in the upper rent ranges was mainly attributable to the easing of market conditions in the two-bedroom apartment category.

Apartments renting for $500 to $699 per month posted the least tight market conditions. Given that the least expensive units are often found in the oldest structures, which had a higher vacancy rate, it is not surprising that the proportion of vacant units was greater for apartments in the rent range from $500 to $599 (3.1 per cent).

Rental affordability indicator

According to CMHC's rental affordability indicator, the level of affordability remained relatively stable on the Gatineau rental market in 2009. In fact, the indicator edged down from 129 in 2008 to 127* this year. The fact that rents rose more significantly than incomes pushed up number of households who must spend more than 30 per cent of their gross income on housing. This year again, the rental market was more affordable in Gatineau than on the Ontario side of the CMA where, according to the estimates, the rental affordability indicator reached 103 in 2009.

* The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. The new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a

two-bedroom apartment in the centre in which they live. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Slightly more rental units available in the area in 2009

The availability rate followed the same trend as the vacancy rate, rising from 2.4 per cent in October 2008 to 2.7 per cent this fall. This rate reflects not only the vacant units but also the units for which the existing tenant has given, or has received, an official notice to move, and for which a new tenant has not signed a lease. The availability rate gives a slightly broader idea of the short-term supply of unoccupied housing units. The current rate means that over 530 units are available for rent in the area. Of this number, 432 were vacant at the time of the October 2009 survey.

The rise in the availability rate was mainly due to the increases observed in the Gatineau sector and the outlying area. In fact, 2.8 per cent of the rental units in the Gatineau sector were available in October 2009, compared to 1.9 per cent a year earlier. In the outlying area, the increase was similar, as the availability rate rose by 1.1 percentage points, reaching 2.6 per cent in the fall of 2009. In Aylmer, the availability rate fell but was still the highest in the metropolitan area. Once again, smaller apartments had the highest availability rate. Although lower than last year, the availability rate for bachelor apartments still attained 9.7 per cent.

Outlook for 2010

The vacancy rate should continue to edge up in 2010. With mortgage rates staying low during the first half of the year, a number of renter households will be able to access homeownership in 2010, which will remove some pressure on demand. Also, the anticipated stagnation of the labour market will have a greater impact on people aged from 15 to 24 years, which will limit household formation among members of this age group, who are usually renters. On the other hand, the appeal of institutions of higher learning and the many employee transfers in the Ottawa-Gatineau area should continue to support positive net migration in 2010 and, as a result, stimulate demand for rental housing.

Consequently, the vacancy rate should rise from 2.2 per cent in the fall of this year to 2.4 per cent in October 2010. Aylmer landlords will again experience some difficulties in finding tenants, on account of the generally higher rents and the continued homeownership trend in this sector in 2010.

NATIONAL VACANCY RATE INCREASED IN OCTOBER 2009

The average rental apartment vacancy rate in Canada's 35 major centres[1] increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership option. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

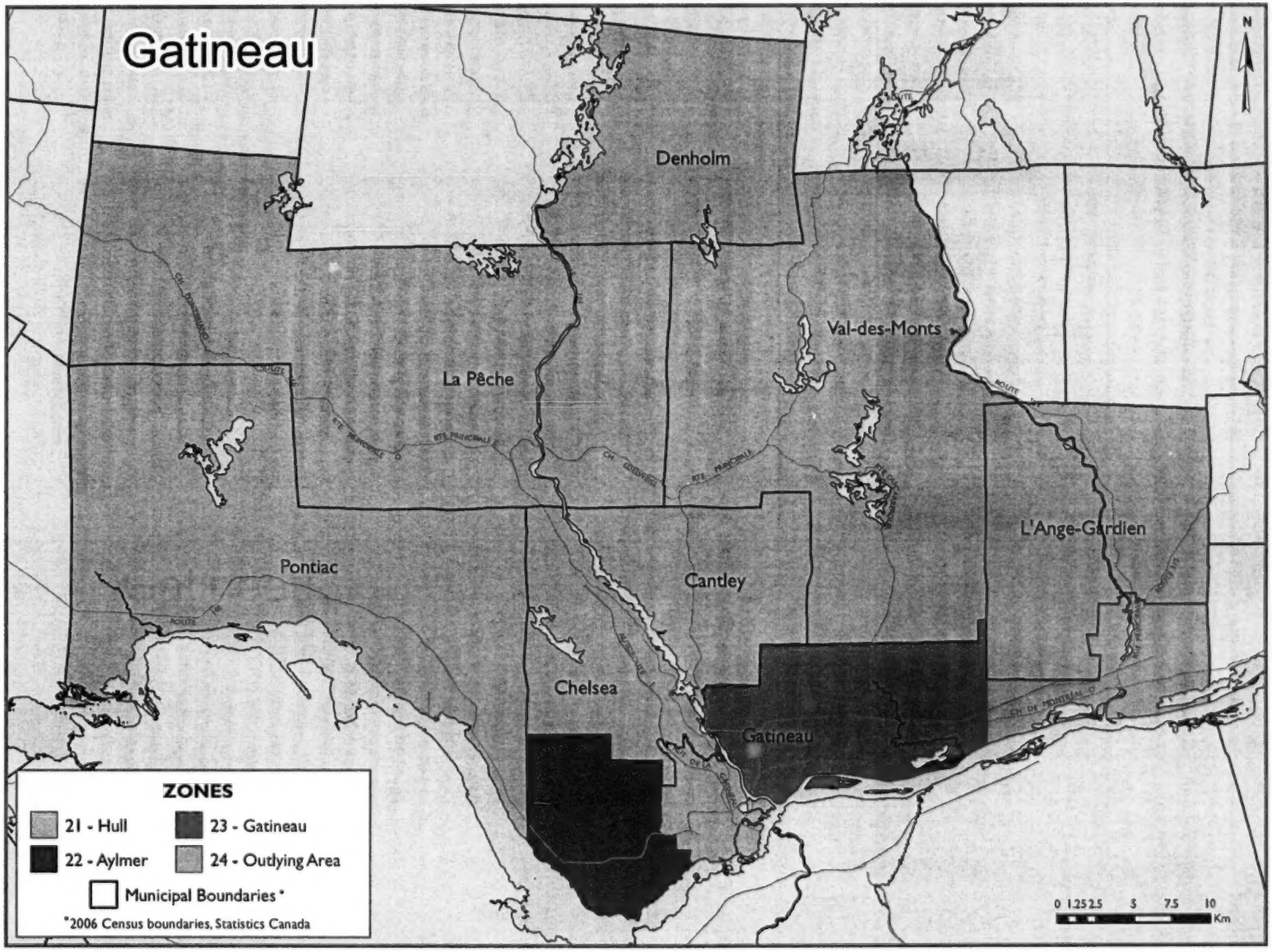
CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), Calgary ($1,293), and Ottawa ($1,103). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

Apartment Vacancy Rates (%) by Major Centres

	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).


Gatineau
Denholm
La Pêche
Val-des-Monts
L'Ange-Gardien
Pontiac
Cantley
Chelsea
Gatineau
N
ZONES
21 - Hull
23 - Gatineau
22 - Aylmer
24 - Outlying Area
Municipal Boundaries *
*2006 Census boundaries, Statistics Canada
0 1.252.5 5 7.5 10
Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (QUEBEC PORTION)	
Zone 21	**Hull:** Gatineau sector corresponding to the former municipality of Hull.
Zone 22	**Aylmer:** Gatineau sector corresponding to the former municipality of Aylmer.
Zone 23	**Gatineau:** Gatineau sector corresponding to the former municipality of Gatineau.
Zone 24	**Outlying area:** Gatineau sector corresponding to the former municipality of Buckingham, Gatineau sector corresponding to the former municipality of Masson-Angers, municipality of Chelsea, municipality of Cantley, municipality of La Pêche, municipality of Pontiac, municipality of Val-des-Monts, L'Ange-Gardien, Denholm.
Zones 21-24	Ottawa-Gatineau CMA (Quebec portion)

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 21 - Hull	2.0 c	1.3 a	1.3 a	1.8 b	1.8 c	1.6 b	1.3 a	**	1.6 b	1.6 b
Zone 22 - Aylmer	11.3 a	9.7 c	5.2 b	5.7 b	4.5 b	4.6 b	**	2.8 c	5.2 b	5.0 b
Zone 23 - Gatineau	**	**	2.0 c	1.6 c	1.6 c	3.0 d	**	1.4 d	1.7 c	2.6 b
Zone 24 - Peripheral	0.0 d	**	**	**	0.3 b	1.4 a	**	**	1.3 a	2.3 c
Gatineau	**2.9 c**	**3.2 d**	**1.9 b**	**2.2 b**	**1.8 a**	**2.4 a**	**1.7 c**	**1.6 c**	**1.9 a**	**2.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 21 - Hull	493 a	509 a	579 a	598 a	692 a	709 a	794 a	818 a	660 a	674 a
Zone 22 - Aylmer	536 a	511 a	653 a	649 a	744 a	749 a	834 a	852 a	713 a	719 a
Zone 23 - Gatineau	484 b	550 a	553 a	577 a	669 a	679 a	721 a	762 a	648 a	670 a
Zone 24 - Peripheral	399 b	411 a	441 a	460 a	540 a	559 a	715 a	723 b	543 a	552 a
Gatineau	**492 a**	**511 a**	**572 a**	**590 a**	**677 a**	**690 a**	**759 a**	**791 a**	**653 a**	**669 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 21 - Hull	9 a	698	62 b	3,377	78 b	4,976	**	1,232	168 b	10,283
Zone 22 - Aylmer	8 c	83	20 b	349	42 b	919	3 c	117	73 b	1,469
Zone 23 - Gatineau	**	158	21 c	1,319	125 d	4,125	15 d	1,133	174 b	6,735
Zone 24 - Peripheral	**	36	**	215	11 a	806	**	107	27 c	1,164
Gatineau	31 d	975	113 b	5,260	256 a	10,827	41 c	2,589	441 a	19,651

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Gatineau CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 21 - Hull	3.9 d	1.3 a	2.2 b	3.0 c	2.4 b	2.1 b	1.3 a	**	2.3 b	2.3 b
Zone 22 - Aylmer	14.2 a	9.7 c	6.1 b	5.7 b	4.8 b	4.7 b	**	2.8 c	5.8 a	5.1 b
Zone 23 - Gatineau	**	**	2.0 c	2.0 c	1.6 c	3.2 d	**	1.4 d	1.9 b	2.8 b
Zone 24 - Peripheral	0.0 d	**	**	5.3 d	0.6 b	1.6 c	**	**	1.5 a	2.6 c
Gatineau	4.5 d	3.2 d	2.5 b	3.0 c	2.2 a	2.7 a	2.3 c	1.6 c	2.4 a	2.7 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Gatineau CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 21 - Hull	1.8 c	3.2 b	++	2.7 b	++	2.6 b	++	2.4 a	++	2.5 a
Zone 22 - Aylmer	8.2 a	**	5.1 a	++	5.0 a	++	**	**	4.7 a	0.6 b
Zone 23 - Gatineau	**	**	**	3.0 c	++	2.6 a	2.7 c	1.6 c	1.1 d	2.8 a
Zone 24 - Peripheral	**	**	**	++	**	++	**	**	**	++
Gatineau	**	3.7 c	1.0 d	2.7 b	0.8 d	2.4 a	**	2.1 a	1.0 a	2.4 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Gatineau CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Gatineau										
Pre 1960	**	**	0.6 b	**	**	**	**	**	0.4 b	3.8 d
1960 - 1974	3.6 c	2.8 c	3.1 b	1.7 b	2.1 b	2.3 c	2.7 c	1.0 a	2.6 a	2.0 b
1975 - 1989	**	**	0.8 a	2.5 b	2.9 b	2.8 a	**	1.9 c	2.3 b	2.7 a
1990 - 1999	**	**	**	0.4 b	0.0 c	1.0 d	**	0.4 b	0.7 b	0.7 b
2000+	**	**	0.0 c	0.5 b	0.6 a	2.4 c	**	**	0.7 a	1.9 c
Total	2.9 c	3.2 d	1.9 b	2.2 b	1.8 a	2.4 a	1.7 c	1.6 c	1.9 a	2.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Gatineau CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Gatineau										
Pre 1960	424 b	488 b	487 a	524 a	584 a	587 b	768 b	735 b	555 a	563 a
1960 - 1974	504 a	525 a	579 a	607 a	669 a	670 a	756 a	773 a	636 a	648 a
1975 - 1989	492 a	507 a	589 a	602 a	656 a	672 a	728 a	780 a	647 a	666 a
1990 - 1999	**	473 d	568 a	558 a	723 a	717 a	736 a	753 b	702 a	700 a
2000+	**	**	628 a	641 a	802 a	840 a	842 a	885 a	782 a	802 a
Total	492 a	511 a	572 a	590 a	677 a	690 a	759 a	791 a	653 a	669 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Gatineau CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Gatineau										
3 to 5 Units	**	**	1.1 d	4.0 d	1.1 d	3.7 d	0.3 b	**	1.0 a	3.5 d
6 to 19 Units	0.0 d	**	2.4 c	1.1 a	1.8 c	1.7 b	**	**	1.9 b	1.5 a
20 to 49 Units	10.3 a	1.7 a	1.9 a	3.1 a	2.0 a	2.9 a	2.3 a	3.0 a	2.3 a	2.9 a
50 to 99 Units	3.3 a	2.8 a	1.8 a	1.6 a	4.0 a	3.3 a	6.0 a	3.7 a	3.2 a	2.5 a
100+ Units	3.8 a	1.3 a	2.1 a	1.8 a	1.5 a	1.3 a	3.3 a	0.7 a	2.0 a	1.5 a
Total	2.9 c	3.2 d	1.9 b	2.2 b	1.8 a	2.4 a	1.7 c	1.6 c	1.9 a	2.2 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Gatineau CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Gatineau										
3 to 5 Units	444 c	483 b	505 a	521 a	645 a	660 a	748 a	777 a	622 a	640 a
6 to 19 Units	453 b	454 c	527 a	566 a	665 a	673 a	758 a	805 a	649 a	663 a
20 to 49 Units	481 a	482 a	594 a	601 a	686 a	706 a	721 a	732 a	667 a	682 a
50 to 99 Units	524 a	546 a	610 a	622 a	702 a	717 a	777 a	787 a	656 a	668 a
100+ Units	545 a	561 a	648 a	672 a	756 a	775 a	873 a	896 a	701 a	722 a
Total	492 a	511 a	572 a	590 a	677 a	690 a	759 a	791 a	653 a	669 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Gatineau CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 21 - Hull	1.2 d	3.1 d	1.6 c	0.7 a	2.5 a	2.4 a	2.8 a	2.0 a	0.8 a	1.2 a
Zone 22 - Aylmer	2.8 c	**	5.0 b	5.7 b	**	**	**	**	7.6 a	2.9 a
Zone 23 - Gatineau	0.4 b	**	1.6 c	1.3 a	2.2 a	3.3 a	4.0 a	3.4 a	n/u	n/u
Zone 24 - Peripheral	**	**	1.5 c	**	n/u	n/u	n/u	n/u	n/u	n/u
Gatineau	1.0 a	3.5 d	1.9 b	1.5 a	2.3 a	2.9 a	3.2 a	2.5 a	2.0 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Gatineau CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Gatineau										
LT $500	**	**	0.1 b	**	0.0 d	0.0 d	**	**	0.7 b	**
$500 - $599	3.5 c	2.7 c	2.7 b	2.7 c	1.3 d	**	**	**	2.2 b	3.1 d
$600 - $699	**	3.2 b	1.9 b	1.9 b	3.3 c	2.3 b	**	1.3 d	2.9 a	2.1 b
$700 - $799	**	n/s	2.5 b	2.7 c	0.5 a	2.2 a	2.1 c	0.8 d	1.0 a	1.9 a
$800 - $899	n/s	n/s	**	**	0.9 a	1.4 a	1.2 d	**	1.0 a	1.9 c
$900+	n/s	n/s	**	**	**	**	0.0 d	**	**	**
Total	2.9 c	3.2 d	1.9 b	2.2 b	1.8 a	2.4 a	1.7 c	1.6 c	1.9 a	2.2 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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